Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Ramon Alejandro Cue, Esq.
3200 West End Avenue, No. 500
Nashville, TN 37203

Address New Owner(s)
1540 Rachael's Ridge
Hermitage TN 37076

Send Tax Bills To:

Karen Johnson Davidson County
Batch# 248560 **DEEDQC**
06/26/2019 08:21:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190626-0061696

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **ANN E. HOSEY, a single woman** residing at 1540 Rachael's Ridge, Hermitage TN 37076 and **STEPHANIE SPAHOS, a single woman**, residing at 1540 Rachael's Ridge, Hermitage TN 37076 (hereinafter "Grantors") hereby quitclaim and convey unto **ANN E. HOSEY, a single woman** residing at 1540 Rachael's Ridge, Hermitage TN 37076 (hereinafter "Grantee"), and her successors in interest and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 27, on the Plan of Jackson's Grove, Phase Three, of record in Book 9700, Page 988, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

It being the same property conveyed to Ann E. Hosey and Stephanie Spahos by warranty deed from Carolyn Martin Hall, unmarried, dated February 28, 2007, recorded March 8, 2007, of record in Instrument No. 20070308-0029062, Register's Office for Davidson County, Tennessee.

This is improved property which is also known as 1540 Rachael's Ridge, Hermitage TN 37076.

Map-Parcel Number: 86-4C - 39

Said property is conveyed together with all and singular the appurtenances thereto belonging or in anywise appertaining thereto, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or in equity, for the use and benefit of said Grantee forever who shall hold the property subject to such limitations, restrictions and encumbrances as may affect the property. By this conveyance, the Grantors intend to remove Stephanie Spahos from title to the parcel and vest sole ownership therein in Ann E. Hosey.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20th **day of** June, **2019.**

Ann E Hosey
Ann E. Hosey

Stephanie Spahos
Stephanie Spahos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **20th day of June, 2019**, before me, the undersigned, personally appeared **Ann E. Hosey**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

RAMON A. CUE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 **day of June, 2019**, before me, the undersigned, personally appeared **Stephanie Spahos**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

SHELIAH AMBURGEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Mar 3, 2020

Sheliah Amburgey
Notary Public

My Commission Expires: 03/03/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is **$0.00**.

Ann E Hosey
Affiant: Ann E. Hosey

Subscribed ~~and sworn~~ to before me, this **20th day of June, 2019**.

Notary Public

RAMON A. CUE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

My Commission Expires: 3-7-2023